



Christmas Farm, Glebe Road, Mears Ashby

OSCAR JAMES

Christmas Farm

Glebe Road
Mears Ashby
NN6 0DL

- A substantial, five-bedroom house offering versatile living accommodation
- Total plot measuring 14.12 acres (5.71 hectares)
- All within a ring fence, in an attractive and accessible rural location
- Viewing essential

An incredibly exciting opportunity to purchase ‘Christmas Farm’, a substantial, five-bedroom home situated in a secluded position boasting just over 14 acres of land and enjoying far reaching views over open countryside.

Offered to the open market for the first time since it was built in 2006 by its present owner, this fabulous home simply must be viewed to be appreciated.

Situated at the end of a long, private driveway, set back from Glebe Road and just a few minutes’ walk into the village of Mears Ashby, Christmas Farm really does enjoy the perfect blend of seclusion with the option of a sociable village community, excellent road networks along with a host of other amenities close by.



The property itself offers just over 3701sq. ft. of internal living accommodation which comprises; entrance hall, large sitting room, second reception / dining room, open plan kitchen - dining - family room, pantry, study, utility room, ground floor shower room and a second ground floor WC.





On the first floor expect to find five double bedrooms and three bathrooms, plus a fourth downstairs shower room. Bedrooms two and three both benefit from walk through wardrobes and en-suite bathrooms. The master bedroom has also been designed so that an en-suite could easily be installed if desired.

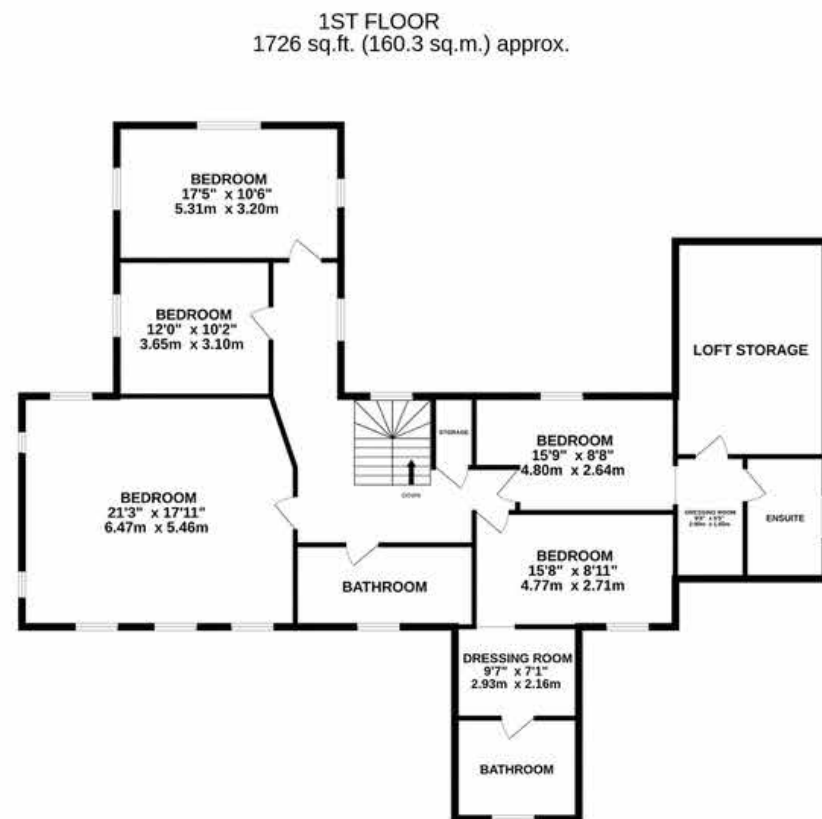
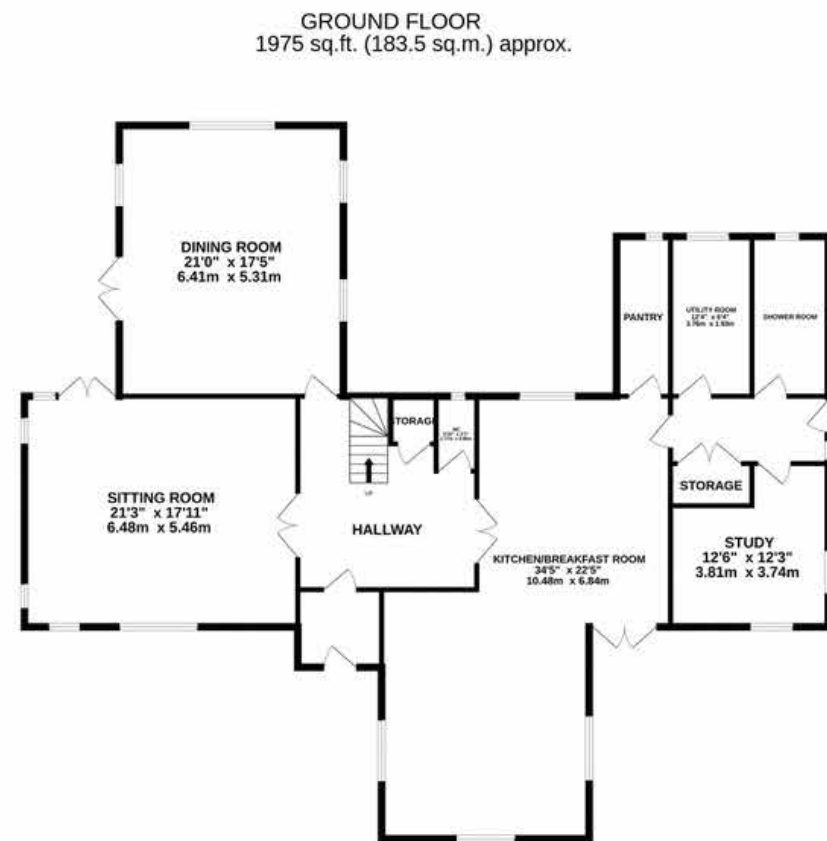


5
Bedrooms

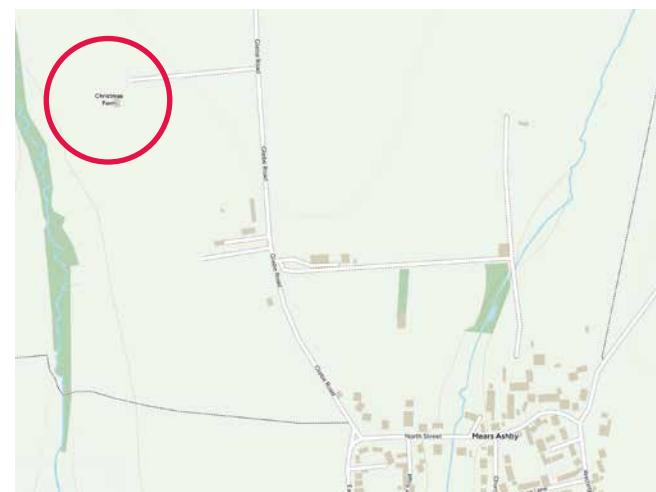




4
Bathrooms



TOTAL FLOOR AREA : 3701 sq.ft. (343.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The total plot measures 14.12 acres (5.71 hectares). The current owner formerly grew Christmas trees on part of the land; the land is split into just over six acres of pasture, woodland of around another six acres and a principal garden.

There is a small orchard comprising apple, quince and plum trees, a vegetable garden and even a natural pond.

In addition, there is a large gravelled driveway to the front of the property along with hard standing space to the side. There is also a large storage container on site which could be included in the sale.

High levels of interest are expected in this property. To arrange your viewing contact, us today.

Further information:

- Tenure- Freehold
- EPC rating- D
- Services- The house is connected to Propane gas central heating, mains water and a three-phase electric supply. Private drainage is to a Klargestep septic tank.
- Council tax- Band F
- Local Authority- North Northamptonshire Council



OSCAR JAMES

E S T A T E A G E N T S



336 Wellingborough Road, Northampton, NN1 4ES

T: 01604 622 722 E: northampton@oscar-james.com

www.oscar-james.com